

NO TRANSFER
TAX PAIDQUIT-CLAIM
RELEASE DEED
WITHOUT COVENANTS
030974

JULIAN L. BECHARD and **DIANE B. BECHARD**, of Waterville, County of Kennebec, and State of Maine, as Co-Trustees B under the Will of Lucien J. Bechard and Co-Trustees under the Will of Mary A. Bechard, by the power conferred by the Probate Court and the laws of the State of Maine, and every other power, for consideration paid, release to **UNIVERSAL TIRE, INC.**, formerly known as GENE, INC., a Maine corporation, having a business address of 25 Elm Street, Waterville, County of Kennebec, and State of Maine, a certain lot or parcel of land with the buildings thereon situate in Waterville, Kennebec County and State of Maine and bounded and described as follows, to wit:

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Beginning at a point in the southeasterly line of Elm Street at the northerly corner of land formerly of Elah Kimball, now of the grantees herein, thence running northeasterly along said southeasterly line of Elm Street thirty-eight (38) feet to the westerly corner of land of Frank W. And Cecile A. Rancourt; thence southeasterly along the southwesterly line of said land of said Frank W. And Cecile A. Rancourt, to land now or formerly of Parker Stewart and Mrs. H.D. Ford; thence southwesterly along the northwesterly line of land now or formerly of said Parker Stewart and Mrs. H.D. Ford to the northeasterly line of said land formerly of Elah Kimball, now of the grantees herein; thence northwesterly along the northeasterly line of said land formerly of said Elah Kimball, now of the grantees herein, to the point begun at. The above described premises being a strip of land thirty-eight (38) feet wide lying next northeasterly of the northeasterly line of land formerly of said Elah Kimball, now of the grantees herein, and extending from the southeasterly line of Elm Street southeasterly to said land now or formerly of said Parker Stewart and Mrs. H.D. Ford. Being also the same land conveyed to said Charles Pomerleau, Sr., by deed of said J. Ervie Pomerleau, dated March 11, 1926, and recorded in Kennebec Registry of Deeds in Book 634, Page 252.

Meaning and intending to convey the same premises conveyed to Lucien J. Bechard and Mary A. Bechard by deed of J. Ervie Pomerleau, Charles Pomerleau, Bernard Pomerleau, Priscilla Cote, Clayton Pomerleau, Carmen P. Blake, Alvah Pomerleau, and Bertha Gerald Pomerleau dated July 7, 1938 and recorded at the Kennebec County Registry of Deeds on July 9, 1938 at Book 743, Page 507.

The grantors also convey and release to the grantees, their heirs and assigns forever, any and all interest that they have excepted and reserved for exclusive right to use and occupy in the following described parcel:

Beginning at the northwesterly corner of the premises above conveyed; thence N 50 ° 33' 3 " E a distance of 128 feet to an iron pin; thence S 27 ° 29' 47" E a distance of 48.32 feet to an iron pin; thence S 57 ° 4' 48" W following the center line of the vertical section of a concrete retaining wall a distance of 125.59 feet to an iron pin set on the easterly line of Western Avenue; thence N 28 ° 18' 58" W a distance of 33.68 feet to the iron pin at the point of beginning.

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Normal maintenance and repair of said retaining wall shall be the equal responsibility of the parties hereto, their successors, personal representatives and assigns.

WITNESS our hands and seals this 25th day of August, 2003.

 Julian L. Bechard, Co-Trustee

 Diane B. Bechard, Co-Trustee

State of Maine
Kennebec, ss

Then personally appeared the above named Julian L. Bechard and Diane B. Bechard, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

 Notary Public
 MAINE
 AUGUST 28, 2006



RECEIVED KENNEBEC SS.

2003 AUG 28 AM 9:00

ATTEST: _____
 REGISTER OF DEEDS